



ZONING COMMISSION DECISIONS

Wednesday, May 13, 2015
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	<u>P</u>	Melissa McDougall, CD 5	<u>P</u>
Charles Edmonds, Vice Chair, CD 4	<u>P</u>	Natalie Moore, CD 6	<u>P</u>
Will Northern, CD 1	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Justin Reeves, CD 3	<u>P</u>		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

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| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess: None

II. PUBLIC HEARING 10:04 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 2, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | Chair |
| B. Approval of April 8, 2015 Meeting Minutes | <u>9-0</u> |
| C. Vote: Amendment to the Zoning Commission Rules of Procedure to change meeting start time to 1:00 p.m. <i>This change will be effective beginning the June 10, July 8, 2015 meeting.</i> | <u>9-0</u> |

To view the docket: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

C. New Cases:

1. ZC-14-179 SPRINGROCKET LLC 6001 N. Main St. 1.31 ac. CD 2	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: Lalit Sharma b. Request: <i>From: "I" Light Industrial To: "PD/I" Planned Development for all uses in "I" Light Industrial plus game room; site plan included</i>	
2. ZC-15-033 FM 1187 PARTNERS LP 401 W. Rendon Crowley Rd. 4.10 ac. CD 6	RECOMMENDED FOR

<p>a. Applicant/Agent: Oakview Capital Partners LLC</p> <p>b. Request: <i>From:</i> PD 548 "PD/FR" Planned Development for all uses in FR General Commercial Restricted except tattoo parlors and pawn shops; site plan waived <i>To:</i> Amend PD 548 to add mini warehouse; site plan included</p>	<p>APPROVAL AS AMENDED WITH ITEMS LISTED 9-0</p>
<p>3. ZC-15-034 SLF IV/LEGACY CAPITAL LP 9600 Block Summer Creek Dr. 0.89 ac. CD 6</p> <p>a. Applicant/Agent: Barry Hudson/Dunaway Assoc. LP</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> PD 971 "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum of 24 units per acre; site plan required</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>4. ZC-15-042 LINDA MCLARTY 1701 May St. 0.11 ac. CD 9</p> <p>a. Applicant/Agent: Linda C. McLarty</p> <p>b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR APPROVAL AS AMENDED TO ER 7-2</p>
<p>5. SP-15-003 SUMMER SYCAMORE I LTD 7500 Summer Creek Dr. 1.21 ac. CD 6</p> <p>a. Applicant/Agent: The Dimension Group</p> <p>b. Request: <i>From:</i> PD 823 "PD/MU-1" for all uses in "MU-1" Low Intensity Mixed Use; site plan required <i>To:</i> Provide required site plan for PD 823 for convenience store with gasoline sales</p> <p>c. To be heard by City Council on June 16, 2015</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>6. ZC-15-043 HOPE FARM INC. 5816-5828 (evens) Helmick Ave and 5821 Farnsworth Ave. 0.74 ac. CD 3</p> <p>a. Applicant/Agent: Bill Baird/Baird, Hampton, and Brown Inc.</p> <p>b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "CF" Community Facilities</p>	<p>RECOMMENDED FOR DENIAL 9-0</p>
<p>7. ZC-15-044 A-1 ALARM AND SERVICE CORPORATION 4901 Mansfield Hwy 0.37 ac. CD 5</p> <p>a. Applicant/Agent: Jewell Management LLC/Yvette Kent</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus oil change, tire repair, and auto inspections; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>8. ZC-15-045 NEWPORT HOLDINGS INC. 10731 Mosier Valley Rd. and 10650 Tube Dr. 5.09 ac. CD 5</p> <p>a. Applicant/Agent: Bryan Klein, ION Design Group</p> <p>b. Request: <i>From:</i> "AG" Agricultural and "C" Medium Density Multifamily <i>To:</i> "C" Medium Density Multifamily</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>9. ZC-15-046 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TANGLEWOOD AND OVERTON PARK NEIGHBORHOOD AREA Generally bounded by Overton Park Dr. East, Autumn, Colonial Hills NA and Villages of Stonegate HOA 208.42 ac. CD 3</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>

a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "A-7.5" One-Family and "A-10" One-Family			
10. SP-15-005	AUTOBAHN REALTY PARTNERS 116, 200 and 204 Adrian Dr. 0.61 ac. CD 9		RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: Mitch Hanzik b. Request: <i>From:</i> PD 234 "PD/SU" Planned Development for all uses in "FR" General Commercial; site plan required <i>To:</i> Amend PD 234 site plan to expand the auto service repair building			
11. ZC-15-047	MF ADVISORY SERVICES INC. 4529 and 4533 Houghton 0.29 ac. CD 9		CONTINUED 60 DAYS UPON COMMISSION'S REQUEST 8-1
a. Applicant/Agent: John B. Brodersen b. Request: <i>From:</i> "B" Two-Family Commercial <i>To:</i> "E" Neighborhood Commercial			
12. ZC-15-048	CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3103 and 3105 N. Hays St. 0.40 ac. CD 2		RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "I" Light Industrial Commercial Restricted <i>To:</i> "ER" Neighborhood Commercial			
13. ZC-15-049	CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2801 Chenault St. 0.16 ac. CD 8		RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family			
14. ZC-15-050	CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2517 S. Jennings 0.15 ac. CD 9		RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family			
15. ZC-15-051	CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3602 Conway St. 0.63 ac. CD 8		RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "K" Heavy Industrial <i>To:</i> "I" Light Industrial			
16. ZC-15-052	CITY OF FORT WORTH PLANNING AND DEVELOPMENT 5700 Diaz Ave. 0.15 ac. CD 3		RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "A-5" One-Family			
17. ZC-15-053	CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3015 Elinor St. 0.19 ac. CD 4		RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family			
18. ZC-15-054	CITY OF FORT WORTH PLANNING AND		

DEVELOPMENT	1524 E. Robert St. and 1521&1525 Colvin Ave. 0.42 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From:</i> "FR" General Commercial Restricted <i>To:</i> "ER" Neighborhood Commercial Restricted		
19.	ZC-15-055 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2807 Vanhorn Ave. 0.17 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family		
20.	ZC-15-056 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3005 E. 12 th St. 0.12 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family		
21.	ZC-15-057 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2800 St. Louis Ave. 0.18 ac.	CD 8	CONTINUED 60 DAYS UPON COMMISSION'S REQUEST 9-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From:</i> "J" Medium Industrial <i>To:</i> "A-5" One-Family		
22.	ZC-15-058 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2712 Ennis Ave. 0.11 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family		
23.	ZC-15-059 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 4824 Melody Ln. 0.13 ac.	CD 2	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family		
24.	ZC-15-060 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2801 Creston Ave. 0.18 ac.	CD 9	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From:</i> "B" Two-Family <i>To:</i> "A-5" One-Family		
25.	ZC-15-062 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3021 Galvez Ave. 0.17 ac.	CD 8	RECOMMENDED FOR APPROVAL 9-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "A-5" One-Family		

ADJOURNMENT: 12:41 p.m.

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate

arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.